

Construction Method Statement

The Former Afan Lido, Aberavon Seafront, Port Talbot [February 2021]

Introduction

This Construction Method Statement (CMS) has been prepared in relation to an application for the erection of 137 dwellings and associated landscaping and infrastructure at the former Afan Lido, Aberavon Seafront, Aberavon.

Construction Programme and Timetable

The project has a duration of approximately 3-4 years. Time scales per unit can range depending on the size of the plot but the average is 15-20 weeks.

Construction Site Plan

The construction site will be fully secured; fixed plant and machinery equipment and temporary offices will be located to limit environmental impacts, as far as reasonably practicable, and having due regard to neighbouring accommodation, as far as allowed by the constraints of the site.

Construction Traffic & Wheel Washing

All construction traffic entering and leaving the site will be restricted to normal working hours as identified below and vehicles making deliveries to the site will travel via designated routes.

Roads will be kept clean by wheel washing and road sweeps where and when necessary in order to keep all public roads free from mud and silt, see '*Watercourses & Discharges from Site*' below for more information.

Proposed Working Hours

The core working hours will be 0800 to 1800 on weekdays and 0800 to 1300 on Saturdays.

Principal Contractor

The management team on site consists of a 'Site Manager' and an 'Assistant Site Manager'. They also have an 'Area Contracts Manager' for support and assistance. The site office is equipped with a phone and laptop for easy correspondence. A Monday night clinic 5-6pm operates from the sales office for any customer or local concerns. However, our Head Office in Penllergaer would be the best point of contact for any concerns or complaints, this information can then be passed onto the site team. The Head Office can be contacted on **01792 229800**.

In an emergency, residents should self report any pollution incidents (big or small) to Natural Resources Wales who can be contacted on **03000 653000**.

Lighting

Site lighting will be located and directed accordingly having regard to best practicable means.

Dust

Dust will be controlled by damping down with hoses or bowzers as required.

Noise

Persimmon Homes will, as far as reasonably practicable, control and limit noise and vibration levels so that affected properties and other sensitive receptors are protected from excessive noise and vibration levels associated with construction activities and to facilitate access to the site at all reasonable times for inspection and/or noise measurements by Local Authority Environmental Health Officers.

The site team have daily and weekly checklists, which mostly consists of Health and Safety action points in relation to the site and its surroundings.

The Construction Phase Plan will be constantly monitored and updated, and our Policy and Procedures (a copy on which is held on site) will be worked to.

The control of noise at work regulations 2005, require noise exposure to be reduced to as low a level as is reasonable practicable. These are in our Policy and procedures as well as control of vibration at work regulations 2005.

Selection and Use of Equipment – With regards to general construction activities, all contractors will follow best practicable means to ensure that the noise impact on the local community is kept as low as possible, including some [or all of the following]:

- ☐ Materials will be handled with care, e.g. material such as scaffolding and steelwork will be placed rather than dropped.
- ☐ Drop heights of materials from lorries and other plant will be kept to a minimum.
- ☐ With regards to the piling of foundations, if this is required for any of the proposed buildings, the avoidance of driven piling, for example by using rotary bored piling where possible, will ensure noise and vibration effects during these works will be reduced.
- ☐ Fixed and semi-fixed ancillary plant such as generators, compressors and pumps liable to create noise and/or vibration whilst in operation will, as far as reasonably practicable, be located away from sensitive receptors.
- ☐ All plant used on site, paying particular attention to the integrity of silencers and acoustic enclosures will be maintained in good and efficient working order and operated such that noise emissions are minimised as far as reasonably practicable.
- ☐ As far as reasonably practicable, any plant, equipment or items fitted with noise control equipment found to be defective will not be operated until repaired.
- ☐ Where reasonably practicable, fixed items of construction plant should be electrically powered in preference to diesel or petrol driven.
- ☐ Vehicles and mechanical plant employed for any activity associated with the construction works will, where reasonably practicable, be fitted with effective exhaust silencers and will be maintained in good working order and operated in a manner such that noise emissions are controlled and limited as far as reasonably practicable.
- ☐ Machines in intermittent use should be shut down or throttled down to a minimum during periods between work.

In the case of work required in response to an emergency, the Local Authority and local residents will be advised as soon as reasonably practicable that emergency work is taking place.

Reversing Alarms – As far as reasonably practicable the noise from reversing alarms will be controlled and limited. This will be managed through the following hierarchy of techniques:

- a) The site layout will be designed to limit and where reasonably practicable, avoid the need for the reversing of vehicles.
- b) Banksman will be utilised to avoid, as far as reasonably practicable, the use of reversing alarms.
- c) Reversing alarms incorporating one or more of the features listed below or any other comparable system will be used where reasonably practicable:
 - i) highly directional sounders;
 - ii) use of broadband signals;
 - iii) self-adjusting output sounders; and

- iv) flashing warning lights.
- d) Reversing alarms will be set to the minimum output noise level required for health and safety compliance.

Watercourses & Discharges from Site

There are no existing water courses on the site. Any surface water discharges from the site during construction will be managed through the use of a range of forms of silt traps on site, where necessary, including silt traps in gullies and forest gully bags and in conjunction with the Silt Management Daily Checklist.

Silt Management Plan

The Silt Management Plan includes a daily silt management checklist to ensure that the silt traps and bags are clean, that the surface water outfall is clean, that the watercourse downstream of the construction site is clean and that stockpiles/bunds are sealed. As a result, the following will be carried out on site:

- ☐ Daily checks must be carried out and recorded to monitor the silt traps within the gullies – Use daily silt management checklist.
- ☐ Daily checks must be carried out and recorded to monitor the build up of silt within the silt trap – Use daily silt management checklist
- ☐ Weekly inspections of the forest gully bags are to be conducted – use weekly site manager checklist.
- ☐ The cleaning of traps and gully bags are to be carried out after an inspection finds a build up of silt/mud – Use daily silt management checklist.
- ☐ The daily inspections must be increased during adverse periods of weather to twice daily or even every 3 hours dependant on weather conditions – Use daily silt management checklist.
- ☐ All daily/weekly inspections must be recorded and any findings are to be addressed with the necessary actions to control the issue.

All site staff and contractors (especially ground workers and plant operators) will be briefed on the agreed control measures and actions to take in the event of an emergency. The briefing will include advice on how individuals can assist in controlling silt during their work activities.

Any surface water run-off that is not clean and free from silt will be collected, treated appropriately to ensure that suspended solid levels are minimised, recycled and reused where possible by creating an area on site where surface water can settle. It will be designed and situated appropriately to the requirements of the site depending on the build stage at the time the contamination is identified to ensure adequate treatment and storage is available. The lagoon will not discharge to a watercourse but any excess water will be discharged and treated on site or tankered off-site for authorised disposal.

During the ground works, operations vehicles exiting the site may carry deposits of clay or wet concrete, trapped on their tyres, out on to the street. To prevent this occurring, a wheel cleaning regime will be implemented. Wheel cleaning will consist of two simple operations carried out close to the site access by a designated operative, suitably attired for this work.

- ☐ Before leaving, the vehicle will stop and turn the engine off. If necessary any heavy deposits will be removed manually using scrapers or the like.
- ☐ Following step one, if necessary, wheels will be washed using a high pressure jet wash in a designated area of hard standing at least 10m from any watercourse or surface water drain in the vicinity of the material storage area as shown on the

Indicative Construction Site Layout Plan. This will ensure that any residual deposits lodged in the tyres are removed. If required, the vehicle will move forward slightly to ensure that the complete circumference of the wheel is clean and on completion wheels will be inspected and confirmed that the vehicle is fit to leave site.

The site operatives will ensure that water used during wheel washing operations does not migrate out onto the main highway through the use of a cut off drain on-site or other appropriate method to ensure that water does not overflow onto the highway or neighbouring land. This will enable any settled solids to be removed regularly and water recycled and reused where possible. Any excess water will be treated on-site or tankered off-site for authorised disposal.

All operatives exiting the site in HGVs or other large vehicles will be required to use the wheel cleaning facilities and signage will be maintained directing vehicle operatives to use the facilities.

Hard bristle brooms will also be retained on the site to assist with wheel cleaning and sweeping any remaining dirt or mud.

Furthermore, a standing order arrangement will also be placed with a specialist plant-hire company for road cleaning and sweeping vehicles. This is in the unlikely event that attendance to site is required to clear off any and all, debris, dirt and nuisance material inadvertently tracked out of the site area onto local roads. These vehicles can rapidly attend site and commence cleaning very quickly should this be required.

The cement silo will be located within the site compound (along with the mortar mixing area) and will be regularly maintained and cleaned.

Facilities for washing out following concrete deliveries will include a '*Siltbuster Concrete Washwater pH*' specifically designed to treat high pH concrete washwater with plastic lined builders skips. The concrete washout area will be located away from drainage gullies, surface water drains and water bodies and conveniently located for washing out equipment and clearly signposted. All wash down water will be contained within an imperious bund and treated to enable re-use on-site or disposal offsite and, to minimise the amount of washout water generated, excess concrete should be scraped off the equipment before it is washed with the excess solids placed in a designated site storage container. The concrete washout area will be monitored and maintained to ensure it is functioning correctly and has adequate storage capacity weekly during dry weather, prior to forecasted rainfall, during rainfall and as soon as practical following rainfall with set concrete and wash water removed as required to ensure that the facility has sufficient capacity and prevent overtopping.

Materials Storage & Handling

General materials will be stored safely and securely in designated areas of the compound with material set- down points as required and forklifts utilised for material delivery, handling etc. where necessary.

Liquids and fuels including diesel fuel will be stored in a double bunded tank with petrol stored in suitable containers. There will be a designated re-fuelling area with sanded drip catchment.

All plant equipment will be well-maintained and serviced and comply with relevant regulations.

Spillage kits and sand will be available on site and grips and bunds will be formed as

required.

Imported Materials

Any topsoil (natural or manufactured), or subsoil, to be imported shall be assessed for chemical or other potential contaminants where necessary.

Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants where necessary.

Waste Management & Contaminated Land

Packaging skips and timber skips will be utilised on site. Plasterboard will be recycled where possible and concrete products crushed and re-used where practical.

Only licensed contractors will be employed and, if any contaminated land/material is found, it will be tested and treated or removed by appropriate licensed contractors. Waste transfer notes will be provided along with all relevant documentation.

Resident Waste Management

All future occupiers will be made aware of Neath Port Talbot's Council's Waste collection

procedures within their Welcome Packs.

NPT will provide each resident with:

- 2 x White 90 litre re-usable hessian bags, which will hold all your plastics, card, cardboard,
- cartons, foil, tins and cans.
- A black box with a lid for paper and textiles.
- A black box without a lid for mixed glass only.
- A white bag for household batteries.
- A grey 5 litre kitchen caddy for food waste (internal use).
- A green 23 litre caddy for food waste (external use).
- Food waste bags.
- Plastic recycling bags

Adequate facilities for Waste bins have been incorporated within the layout to allow bins to be placed on the street within the standards set out by NPT Highways department.

Bin stores have been located at the end of drives again as per NPT standards. Also any queries by residents to our Sales and site teams will direct residents to either the following links:

https://www.npt.gov.uk/pdf/recycle_plus.pdf

https://www.npt.gov.uk/pdf/A_guide_to_recycling_eng.pdf.pdf

Or the Council's website:

<https://www.npt.gov.uk/default.aspx?page=2548>

Which contains a lot of the information needed.

Pollution Notice

A Control of Pollution Act 1974 (Section 61) Notice does not need to be served on

the Local Authority.
Vegetation Removal Any vegetation removal and/or soil stripping will be phased in order to minimise the volume of contaminated surface water run-off during the construction period. Silt-fencing will be used on areas of bare earth or around earth stockpiles and will be sacrificially seeded with grass seed in order to preserve soil structure and minimise soil erosion and polluting runoff.
Services The following plans have been obtained where necessary: ☐ BT ☐ Virgin ☐ Gas ☐ Water ☐ Electricity
Emergency Contacts Natural Resources Wales can be contacted in an emergency on 03000 653000.
Conclusions The overall objective of this document is to ensure that throughout the construction period, the disruption due to construction traffic, lighting, dust, noise and waste is kept to a minimum.